

**MINUTES**

**STATE BUILDING COMMISSION MEETING**

**EXECUTIVE SUB-COMMITTEE**

**MARCH 26, 2007**

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

**STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT**

Dave Goetz, Commissioner, Department of Finance and Administration  
John Morgan, Comptroller of the Treasury  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

**OTHERS PRESENT**

Mike Fitts, State Architect  
Georgia Martin, State Architect's Office  
Charles Garrett, Real Property Administration  
Charles Harrison, Comptroller's Office  
Alan Robertson, State Architect's Office  
Jurgen Bailey, Real Property Administration  
Jerry Preston, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
Dennis Raffield, THEC  
Mark Wood, Secretary of State's Office  
Janie Porter, Attorney General's Office  
Annette Crutchfield, Legislative Budget  
Pat Haas, Bond Finance  
Nancy Blevins, Finance and Administration  
George Brummett, Finance and Administration  
Jim Jacques, East Tennessee Zinc Company  
Anna Durham Windrow, East Tennessee Zinc  
Company  
Gerald Kirksey, East Tennessee Zinc Company  
Michelle Earhart, Finance and Administration  
Dianne McKay, Finance and Administration  
Mike Morrow, Finance and Administration  
Jeff Roberts, Human Services  
Ed Lake, Human Services  
Tom Fusco, Human Services  
Bob King, Real Property Administration

Commissioner Goetz called the meeting to order at 10:35 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

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TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request to award a construction contract to The Motz Group, Inc. in the amount of \$843,678.00 based upon the proposals received March 5, 2007 for **Turf Replacement** at Tennessee Technological University, in Cookeville, Tennessee.

Estimated Project Cost:	\$960,000.00
SBC Project No.	166/011-05-2006

Roane State Community College, Harriman, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,250,000.00 to \$1,548,000.00 (a \$298,000.00 increase), acknowledgment of source of funding of the project for **Morgan County Higher Education Center** at Roane State Community College in Harriman, Tennessee, and authorization to award a construction contract to Wood Brothers Construction Company in the amount of \$1,449,000 based upon the base bid received March 7, 2007.

Revised Estimated Project Cost:	\$1,548,000.00
SBC Project No.	166/027-02-2006

**DEPARTMENT OF FINANCE and ADMINISTRATION**

**LAND ITEM**

Review of a request for APPROVAL to AMEND a LEASE of interest in real property with WAIVER OF ADVERTISEMENT and APPRAISALS as required by T.C.A. 4-15-102 and 12-2-112:

Description:	<u>Jefferson County – 76+/- acres – Strawberry Plains at the Holston River – Trans. No. 07-02-023 (JB)</u>
Purpose:	Disposal by lease amendment to add 76 acres to the current 246 acre lease for mining zinc.
Term:	30 year with one 30 year additional term
Consideration:	\$5.00 per acre per year payment. Royalties of 4% of value of mill concentrates, 3 cents per ton mined plus 5 cents per ton of tailings sold.
Lessee:	East Tennessee Zinc Company, LLC, formerly ASSARCO
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Representatives from East Tennessee Zinc Company explained the economic and mining impact it has on the local community, which currently employs 300+ employees. It was noted that Zinc mining has minimal effect on the environment and is highly regulated by State & Federal authorities. The requested amendment would allow drilling under the Holston River and to access as much as 12 million tons of zinc on the Mitchell Bend property. Staff referred to Sub-Committee with recommendation.
SC Action:	03-26-07. Charles Garrett presented the transaction. The Subcommittee approved the request as presented.

**DEPARTMENT OF FINANCE AND ADMINISTRATION**

**LAND ITEM**

Review of a request for APPROVAL for APPRAISAL ONLY and ENTER into a NO COST OPTION to PURCHASE on property located in Rutherford County being considered for a new State Data Center.

Description: **Rutherford County – 15 +/- acres – located on Sam Ridley Boulevard – Trans. No. 07-03-004 (BW)**

Purpose: Site to build a new State Data Center

Estimated Cost: Fair Market Value

Owner(s): Neil & Betty Jones

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.

SC Action: 03-26-07. Charles Garrett presented the transaction. Treasurer Sims questioned locating the facility to Smyrna. Mr. Garrett responded that they had looked at twenty sites with their consultants to build the two Data Centers needed before narrowing them down to five. He said the preferred site is at the R.S. Gass complex. Mr. Garrett added that one of the Centers needs to be in close proximity to downtown, and the other within a 25-mile area. He said criteria, such as utility access and fiber optics, were critical consideration in selecting the Smyrna site. After further discussion, the Subcommittee approved the request as presented.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT and WAIVER OF ADVERTISEMENT for the rental of real property as required by TCA 12-2-115:

Location: Hamilton County – 2158 Northgate Park Lane, Suite 240, Chattanooga, TN – Trans. No. 07-03-905 (RS)

Purpose: To provide emergency office space for a temporary DHS Processing Center.

Term: May 1, 2007 thru June 30, 2008 (1 yr)

Proposed Amount:	<u>6,420 Square Feet</u>		
	Annual Contract Rent Incl. Annual		
	Utility & Janitorial Cost:	<u>\$89,880.00</u>	<u>@ \$ 14.00/sf</u>
	Total Annual Effective Cost:	<u>\$89,880.00</u>	<u>@ \$14.00/sf</u>

Current Amount: None

Type: One Year Emergency Lease.

FRF Rate: \$16.00 per square foot

Purchase Option: None

Lessor: OPYTOI, LLC

Comment: The proposed emergency one year lease agreement was negotiated in order to allow time for a permanent site to be secured. Lessor shall complete all requested alterations. Cost includes all utilities, janitorial services, and CAM charges. Lease shall include a 90-day State cancellation.

SC Action: 03-26-07. Charles Garrett brought up from the floor a request for an emergency lease for a temporary DHS Processing Center. Treasurer Sims asked how it got to be an emergency situation. Mr. Garrett responded that, when it was bid, only build-to-suit responses were received and they preferred a less permanent solution until future plans were finalized. The Subcommittee then approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

SPECIAL ITEM

- 1) Mr. Fitts presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$850,000.00 to \$1,600,000.00 (\$750,000.00 increase) of a project for **Sewer Line Grant** at Spencer, Tennessee. He stated that this would provide the remaining funds for the original grant appropriation. Secretary Darnell asked if all the involved parties were recommending this, and Mr. Fitts replied "yes". The Subcommittee approved the request as presented.

Revised Estimated Project Cost:      **\$1,600,000.00**  
*SBC Project No.                      529/000-08-2005*

**STATE BUILDING COMMISSION**

**MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING**

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 20, 2007.

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Following approval of the Consent Agenda, the meeting adjourned at 10:43 a.m.

### CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: University of Tennessee – Knox Co.  
Transaction: Acquisition in Fee
- B. Agency: University of Tennessee –Knox Co.  
Transaction: Acquisition by Easement
- C. Agency: University of Tennessee – Knox Co.  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement & One (1) Appraisal
- D. Agency: University of Tennessee – Knox Co.  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement & Appraisals
- E. Agency: Board of Regents – Shelby Co.  
Transaction: Acquisition in Fee
- F. Agency: Board of Regents –Shelby Co.  
Transaction: Acquisition in Fee
- G. Agency: Finance & Administration for Human / Children’s Services –Sumner Co.  
Transaction: Lease of Amendment
- H. Agency: Department of Agriculture –Putnam Co.  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement & One (1) Appraisal
- I. Agency: Department of Transportation – Shelby Co.  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement & One (1) Appraisals
- J. Agency: Department of Transportation – Shelby Co.  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement & One (1) Appraisals
- K. Agency: Department of Transportation –Madison Co.  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement & One (1) Appraisals



- L. Agency: Tennessee Wildlife Resources Agency – Anderson Co.  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement & Appraisals
- M. Agency: Tennessee Wildlife Resources Agency –Fayette Co.  
Transaction: Acquisition in Fee
- N. Agency: Department of Environment & Conservation – Marshall Co.  
Transaction: Acquisition in Fee
- O. Agency: Department of Environment & Conservation – Franklin Co.  
Transaction: Acquisition in Fee
- P. Agency: Department of Environment & Conservation – Carroll & Madison Co.  
Transaction: Acquisition by Easement  
Provision: Waiver of Appraisals

A.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.16 +/- acres in two parcels – Lake Loudoun Blvd., & Neyland Drive, Knoxville, TN – Trans. No. 07-02-016 (GM)

Purpose: Acquisition in Fee to enhancement an entrance at Neyland Drive & Loudoun Blvd.

Source of Funding: University of Tennessee – Land Acquisition Account

Estimated Cost: Fair Market Value

Owner(s): Gulf & Ohio Railways, Inc.

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

B.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.21 +/- acres – Cherokee Trail Property, Knoxville, TN – Trans. No. 07-03-001 (GM)

Purpose: Acquisition by Easement to Ingress & Egress to Cherokee Trail Property

Source of Funding: University of Tennessee

Estimated Cost: Gift as part of encroachment settlement

Owner(s): University Residences – Knoxville, LLC

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: Knox County – 1.7 +/- acres – Cherokee Trail Property, Knoxville, TN – Trans. No. 07-02-018 (GM)

Purpose: Disposal by Easement due to a part of settlement for damages to State property due to encroachment by adjoining property owner.

Estimated Sale Price: Fair Market Value

Grantee: University Residences – Knoxville, LLC

SSC Report: 03-12-07. Jorgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

D.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Knox County – 0.01 +/- acre – Howard H. Baker, Jr. Center / Melrose Place, Knoxville, TN – Trans. No. 07-02-019 (GM)</u>
Purpose:	Disposal by Easement to relocate of underground equipment for construction for the Center for Public Policy
Estimated Sale Price:	Mutual Benefits
Grantee:	Bell South
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

E.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County - .18 +/- acres improved with a 1,574 sf +/- house – 432 S. Highland Street, Memphis, TN – Trans. No. 07-02-004 (LW)

Purpose: Acquisition in Fee for future campus expansion. The property will be rented or used for University office space until needed. University of Memphis master plan.

Source of Funding: Local Funds / Land Acquisition Funds

Estimated Cost: Fair Market Value

Owner(s): Randall J. Levangie

SSC Report: 03-12-07. Jorgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County – 3611 Midland Avenue, Memphis, TN – Trans. No. 07-02-007 (BW)</u>
Purpose:	Acquisition in Fee to purchase the property to further enhance the University of Memphis master plan.
Source of Funding:	Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Delta Zeta of Pi Kappa Alpha Welfare Association
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

G.

FINANCE & ADMINISTRATION for  
HUMAN & CHILDREN'S SERVICES

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and as required by TCA 12-2-115:

Location: Sumner County – 393 Maple Street, Gallatin, TN – Trans. No. 06-11-905 (RS)

Purpose: To provide additional space for DCS

Term: May 1, 2007 thru August 31, 2013 (6 yrs. 4 mons.)

Proposed Amount:	<u>22,223 Square Feet</u>		
	Annual Contract Rent:	\$153,143.04	@ \$ 6.89/sf
	Est. Annual Utility Cost:	\$ 31,112.20	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 24,445.30</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$208,700.54	@ \$ 9.39/sf

Current Amount:	<u>18,523 Square Feet</u>		
	Annual Contract Rent:	\$127,650.00	@ \$ 6.89/sf
	Est. Annual Utility Cost:	\$ 25,932.20	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 20,375.30</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$173,957.50	@ \$ 9.39/sf

Type: Amendment #1 – Negotiated

FRF Rate: \$13.50 per square foot

Purchase Option: No

Lessor: Maple Street Properties, LLC

Comment: The proposed amendment provides (1) Lessor to construct addition of 3,700 sf to existing building with improvements at no additional cost to the State and (2) all other terms and conditions shall remain the same in the lease.

SSC Report: 03-12-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.



H.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Putnam County – 8.5 +/- acres – 1060 Spring Street (US Hwy. 70), Cookeville, TN – Trans. No. 07-02-020 (RJ)</u>
Purpose:	Disposal in Fee of surplus property to Agriculture needs and has requested its disposition by Real Property Administration.
Original Cost to State:	\$2,000.00
Date of Original Conveyance:	December 1950
Grantor Unto State:	J. W. Crawley
Estimated Sale Price:	Fair Market Value
Grantee:	Highest Proposer
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

I.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Shelby County – 1.042 +/- acres – U. S. Hwy. 64, Memphis, TN – Trans. No. 07-02-010 (FB)</u>
Purpose:	Disposal in Fee of surplus right of way for commercial and residential development.
Original Cost to State:	\$87,367.00
Date of Original Conveyance:	October 31, 1989
Estimated Sale Price:	Fair Market Value
Grantee:	The Reaves Firm, Harvey Marcom for Michael Lightman, only adjoining property owner
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Shelby County – 2.048 +/- acres – Poplar Avenue, Memphis, TN – Trans. No. 07-02-012 (FB)</u>
Purpose:	Disposal in Fee of surplus right of way for re-development of property for commercial use
Original Cost to State:	\$9,741 & \$45,000
Date of Original Conveyance:	November 4, 1959 & March 1, 1960
Grantor Unto State:	National Bank of Commerce & Dorothy Burleigh
Estimated Sale Price:	Fair Market Value
Grantee:	WII Ridgeway, LLC, only adjoining property owner
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

K.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Madison County – 8.5 +/- acres excess land – was acquired in relation to construction of I-40, Exit 85 &amp; F. E. Wright Dr., &amp; realignment &amp; reconstruction of Christmasville Road, Jackson, TN – Trans. No. 07-02-014 (LW)</u>
Purpose:	Disposal in Fee of surplus right of way for commercial business development
Original Cost to State:	\$24,800.00
Date of Original Conveyance:	August 15, 1990
Grantor Unto State:	Trustee for Harry L. Marks, First American Trust Company
Estimated Sale Price:	Fair Market Value
Grantee:	Gary Taylor Investment Company, only adjoining property owner
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Anderson County – 8 acres +/- Sunquist Wildlife Management Agency, Braytown, TN – Trans. No. 07-01-031 (RJ)</u>
Purpose:	Disposal by Easement to provide easement for a gas well, pipeline and access as needed on Sunquist WMA. Well AD-1059, AD-1060, AD-1073 and AD-1077.
Estimated Sale Price:	Gas Company will be paying \$500 per well site
Grantee:	Knox Energy c/o Joe Congelton
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Fayette County – 722.4 +/- acres – Wolf River Wildlife Management Area, LaGrange City, TN – Trans. No. 07-02-011 (RJ)

Purpose: Acquisition in Fee to acquire/wetland property.

Source of Funding: Wolf River Conservancy - \$400,000  
Wetland Funds - \$400,000  
Heritage Conservation fund - \$300,000  
Nature Conservancy - \$100,000

Estimated Cost: Fair Market Value

Owner(s): M. F. Briggs, Sr. / The Wolf River Conservancy

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Marshall County – 60 +/- acres – Chapel Hill, TN – Trans. No. 07-02-021 (FB)

Purpose: Acquisition in Fee to help protect endangered plant species.

Source of Funding: State Land Acquisition Funds

Estimated Cost: Fair Market Value

Owner(s): Benjamin & Joseph Smith

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Franklin County – 13 +/- acres – Truslow Tract / Hawkins Cove State Natural Area, Monteagle, TN – Trans. No. 07-02-022 (BW)</u>
Purpose:	Acquisition in Fee for the conservation of a rare plant, Cumberland Rosinweed; adjoins Hawkins Cove on the west & south; and adds additional road frontage for safe access from Hwy. 64.
Source of Funding:	State Land Acquisition Funds
Estimated Cost:	\$45,500.00 plus administrative cost
Owner(s):	Scott Truslow
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following ACQUISITION by EASEMENT of interest in real property with WAIVER OF APPRAISALS as required by T.C.A. 4-15-102 and 12-2-106:

Description:	<u>Carroll and Madison Counties – 1,430.9 +/- acres – Middle Forked Deer River – Trans. No. 07-02-024 (JB)</u>
Purpose:	Donated conservation easements to reduce the possibilities of catastrophic flooding in Carroll and Madison County.
Grantee:	West Tennessee Basin Authority
Grantors:	Charles Pots – 20.7 acres, Robert Patrick – 250 acres, Charles McGregor – 95 acres, Randall Autry – 59.7 acres, Roy Appleton – 49 acres, Noble Grace – 203 acres, Margaret Finley – 15 acres, Jeffrey Finley – 15 acres, Lee Sheppard – 129.6 acres, Tommy Bell – 12.9 acre, William Jewell – 83.2 acres, Monnie Vinson – 94 acres, Hugh Harvey – 72.9 acres, Joe Spain – 48.5 acres, Frankie Lax – 110.6 acres, David Hall – 40.2 acres, Joseph Brignge – 130.2 acres.
SSC Report:	03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	03-26-07. Subcommittee approved the transaction as presented.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration

# MINUTES

## STATE BUILDING COMMISSION MEETING

### EXECUTIVE SUB-COMMITTEE

MARCH 16, 2007

The State Building Commission Executive Subcommittee met this day at 8:00 a.m. in the Supreme Court Chambers, First Floor, State Capitol, Nashville, Tennessee.

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

John Morgan, Comptroller of the Treasury

#### OTHERS PRESENT

Mike Fitts, State Architect  
Charles Garrett, Real Property Administration  
Charles Harrison, Comptroller's Office  
Ryan Swindell, Environment and Conservation  
Joe Sanders, Environment and Conservation

Annette Crutchfield, Legislative Budget  
Pat Haas, Bond Finance  
Amanda Hoback, Bond Finance  
Mary Margaret Collier, Bond Finance

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Commissioner Goetz called the meeting to order at 8:30 a.m. and requested action on the following matter as presented by State Architect Michael Fitts.

#### SPECIAL ITEM

- 1) Mr. Fitts presented a request for approval of an amendment of a grant to the City of Spencer to include an increase in funding from \$450,000 to \$850,000 (\$400,000 increase) for the purpose of funding land purchases for the proposed sewer system. After discussion, the Subcommittee approved Mr. Fitts' request as presented and approved an advanced payment to the City of Spencer in the amount of \$400,000 for the purpose of purchasing approximately 33 acres of land to accommodate the construction of the infiltration pond portion of the **Sewer Line** project upon request by the City of Spencer.

*SBC Project No. 529/000-08-2005*

**STATEWIDE**

- 1) Mr. Fitts presented a request to change the name of the selected consultant for the **Development of Sustainable Guidelines** from "SSRCx LLC / Hastings Architecture Associates, a joint venture" to "SSRCx LLC, with Hastings Architecture Associates as consultant".

*SBC Project No. 529/000-01-2007*

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There being no further business, the meeting adjourned at 8:42 a.m.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration